115.0	0002	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,500 / 933,500
					USE VALUE:	933,500 / 933,500
					ASSESSED:	933,500 / 933,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICHOLS RALPH P--ETAL
Owner 2:	NICHOLS LORRAINE L
Owner 3:	
Street 1:	73 BRAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,839 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1992, having primarily Vinyl Exterior and 2939 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9839.000	457,900		475,600	933,500
Total Card	0.226	457,900		475,600	933,500
Total Parcel	0.226	457,900		475,600	933,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.65 | /Parcel: 317.6

Legal Description

User Acct 73903

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 115.0-0002-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	458,000	0	9,839.	475,600	933,600	933,600	Year End Roll	12/18/2019
2019	101	FV	371,600	0	9,839.	482,400	854,000	854,000	Year End Roll	1/3/2019
2018	101	FV	381,000	0	9,839.	360,100	741,100	741,100	Year End Roll	12/20/2017
2017	101	FV	381,000	0	9,839.	326,100	707,100	707,100	Year End Roll	1/3/2017
2016	101	FV	381,000	0	9,839.	312,500	693,500	693,500	Year End	1/4/2016
2015	101	FV	379,600	0	9,839.	265,000	644,600	644,600	Year End Roll	12/11/2014
2014	101	FV	379,600	0	9,839.	251,400	631,000	631,000	Year End Roll	12/16/2013
2013	101	FV	379,600	0	9,839.	239,200	618,800	618,800		12/13/2012

!8947!

PRINT

Date	Time
12/10/20	23:28:37

LAST REV

Date	Time
09/26/18	09:38:48
apro	
8947	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLS RALPH/E	23779-270		10/18/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2004	464	Addition	60,000	C		G6	GR FY06	ENLGE KIT / NEW 14
4/24/1992	149		126,000					NEW DWELL 28X36

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Meas/Inspect	163	PATRIOT
3/24/2005	Permit Visit	BR	B Rossignol
3/29/2004	Inspected	BR	B Rossignol
2/8/2000	Measured	264	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9839		Sq. Ft.	Site		0	70.	0.69	5			Topo	-5					475,586						475,600	

Total AC/HA:	0.22587	Total SF/SM:	9839	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	475,586	Spl Credit		Total:	475,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12169814
Const Adj.:	0.99989998
Adj $ / SQ:	140.198
Other Features:	101500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548443
Depreciation:	90493
Depreciated Total:	457950

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

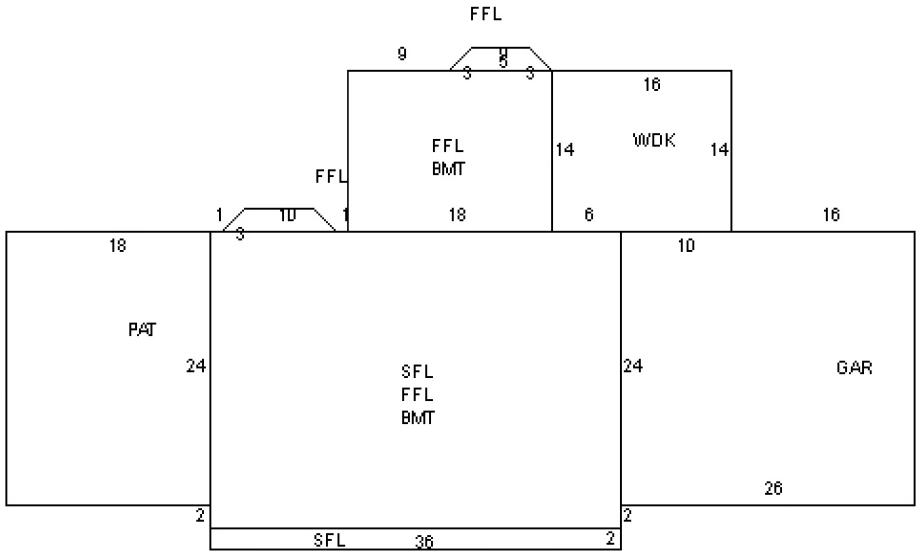
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.22
Special Features:	0	Val/Su Net:	97.55
Final Total:	457900	Val/Su SzAd	205.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,218	140.200	170,761
BMT	Basement	1,188	58.460	69,454
SFL	Second Floor	1,008	140.200	141,320
GAR	Garage	624	19.000	11,859
PAT	Patio	432	3.120	1,347
WDK	Deck	224	10.460	2,344

Net Sketched Area:	4,694			Total:	397,085
Size Ad	2226	Gross Are	4694	FinArea	2939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0002-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	